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The Corporation of the Municipality of Clarington

By-law 2026-054

Being a by-law to designate the property known for municipal purposes as 54 Centre Street, Bowmanville, Municipality of Clarington as a property of historic or architectural value or interest under the *Ontario Heritage Act*, R. S. O. 1990, Chapter O.18;

Whereas the *Ontario Heritage Act*, R. S. O., 1990, c.O. 18 authorizes the Council of the Municipality to enact by- laws to designate properties to be of historic or architectural value or interest for the purposes of the Act; and

Whereas the Council of the Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes at 54 Centre Street, Bowmanville, and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published on the municipal website having general circulation in the area of the designation on March 18, 2026; and

Whereas the reasons for the designation of the aforesaid property under the *Ontario Heritage Act* are contained in Schedule "A" attached to and forming part of this by-law; and

Whereas the Clarington Heritage Committee has recommended that the property known for municipal purposes as 54 Centre Street, Bowmanville, be designated as a property of historic or architectural value or interest under the *Ontario Heritage Act*; and

Whereas no notice of objection to the proposed designation was served upon the Municipal Clerk within the period prescribed by the *Ontario Heritage Act*;

Now Therefore the Council of the Corporation of The Municipality of Clarington hereby enacts as follows:

1. The property known for municipal purposes at 54 Centre Street, Bowmanville, which is more particularly described in Schedule "B" which is attached to and forms part of this by- law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the *Ontario Heritage Act*, R. S.O. 1990, c. O. 18.
2. The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "B" hereto.

3. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "B" hereto and on the Ontario Heritage Foundation. The Municipal Clerk also is authorized to cause notice of the passing of this by-law to be published on the municipal website having general circulation in the area of the designation.

Passed in Open Council this 25th day of May, 2026.



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

By signing this by-law on May 25, 2026, Mayor Adrian Foster will not exercise the power to veto this by-law and this by-law is deemed passed as of this date.

Schedule 'A' **To By-law 2026-054**

Statement of Significance and List of Character Defining Features

Description of Property

54 Centre Street is located on the west side of Centre Street, Bowmanville, in the Municipality of Clarington. The subject property contains a two-and-a-half storey building constructed in circa 1934 in the Tudor Revival architectural style.

Physical/Design Value

54 Centre Street has design value as a representative example of a residential building constructed in the Tudor Revival architectural style. 54 Centre Street is a two-and-a-half storey, red brick building coursed in stretcher bond that follows a rectangular plan. The subject building is topped by a hip roof intersected by the distinctive jerkinhead feature with boxed in return eaves along a portion of the façade. The Jerkinhead includes half timbering with stucco infill and paired windows openings with simple trim surrounds, which are distinguishing features associated with the Tudor Revival aesthetic and composition. The wide overhanging eaves showcase a simple cornice with plain frieze board and an ornate single stack brick chimney, with buff brick detailing is found on the side elevation adds to the Tudor Revival aesthetic. 54 Centre Street showcases a variety of window openings on the side elevations, however the notable façade ribbon windows include a four window ribbon accented by decorative trim and dentils on the main level which, while the upper level showcases an unadorned three window ribbon composition. In keeping with the Tudor Revival style, the off-centre formal entranceway has a rectangular opening topped by an ornated arched transom which is further accentuate by the classical inspired gable portico design that accentuates the arch and supported with ornate brackets.

Contextual Value

54 Centre Street is important in supporting the 19th and early 20th century residential streetscape along Centre Street, located within the historic Town of Bowmanville. The lot lines and block layout of the historic Town was well established in the late-19th century as reflected in the commercial core found along King Street and the large presence of residences located along several side streets. The development of the residential area, which includes Centre Street, during this time played a significant role in the social and economic development and reflected the growth of the historic Town of Bowmanville. Located off or parallel to the commercial area along King Street, the buildings in the historical Town located along the side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction and often showcase ornate details. The location of the subject property on Centre 2 Street, combined with unique stylistic features and legibility as a late-19th century style, support the character of the Centre Street streetscape and by extension the broader historic residential area. The historic character is reinforced by the presence of large mature trees and vegetations which consistently line both sides of Centre Street. When in bloom, the tree canopy is so robust it creates a tunnel which reinforces the area's mature character, strengthens the continuity and relationship among houses, and provides an aesthetic appeal to the streetscape. 54 Centre Street was constructed in 1934 and exhibits, massing, style, and decorative details consistent with cohesive late 19th century and early 20th century character of the Centre Street streetscape which is further reinforced by the presence of a mature tree canopy.

Description of Heritage Attributes

54 Centre Street has design value as a representative example of a residential building constructed in the Tudor Revival architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Tudor Revival architectural style
- Red brick construction
- Hip roof with wide overhanging eaves
- Jerkinhead has boxed in eaves and includes half timbering with stucco infill and paired windows openings
- Single stack red brick chimney, with buff brick detailing
- Façade ribbon windows;
 - Four window ribbon accented by decorative trim and dentils on the main level
 - Unadorned three window ribbon composition on upper level
- The off-centre formal entranceway with ornate arched transom
- Classical inspired gable portico with arched design supported with wood brackets

54 Centre Street is important in supporting the 19th and early 20th century residential streetscape along Centre Street, located within the historic Town of Bowmanville. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Tudor Revival architectural style
- Overall form, massing, and setback
- Location on Centre Street

Schedule 'B'
To By-law 2026-054

Legal Description:

PT LT 15 BLK 35 PL H50079 BOWMANVILLE; PT LT 16 BLK 35 PL H50079 BOWMANVILLE
AS IN D438096; CLARINGTON

PIN 266250037